



**HENDERSON
CONNELLAN**
ESTATE AGENTS

26 West Street, Welford

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'Period Charm with a Garage!'

Positioned within the desirable village of Welford, and dating back to the 1800's, this charming, double fronted, end of terrace property boasts a wealth of period fixtures and fittings, two double bedrooms and a garage!

Situated in the heart of Welford offering a prominent position within walking distance of the village shop, post office, two pubs, wharf, primary school, farm park and village church. The area also boasts fantastic commuter links to the A14, M1 and into Market Harborough.

Welcoming entrance/dining hall, featuring laminate flooring, a charming exposed brick fireplace with a multi-fuel burner, attractive plantation shutters to the windows (available under separate negotiation), space for a dining table and chairs, and stairs rise to the first floor. The room also offers the flexibility to be used as study, ideal for those working from home.

Beautifully appointed living room boasting laminate flooring, an exposed brick fireplace with a multi-fuel burner and plantation shutters to the windows (available under separate negotiation).

An inner hallway with continued laminate flooring provides access to the kitchen, utility room/guest WC, the conservatory and a door to the cellar.

Fitted kitchen comprising laminate flooring, a range of units, a roll top and timber work-surface, ceramic wall tiles, a single bowl sink with a mixer tap and draining board, a double cooker, and a dishwasher,

The utility room/guest WC with laminate flooring, a storage cupboard, space for a washing machine and a tall fridge freezer, a pedestal wash hand basin and a low level WC.

Naturally light conservatory, currently used as a storage area and offering the potential to be used as a delightful seating area, featuring an array of windows overlooking the garden, French patio doors leading out, and a side door to the driveway

Stairs rise to a first floor landing with a window to the rear elevation and continued traditional panelled doors.

Two well proportioned double bedrooms, both offering a wealth of character with beamed ceilings and traditional cast iron fireplaces.

The main bedroom benefits from a fantastic storage cupboard/wardrobe, larger than you'd expect, and bedroom two features a dual aspect, a storage cupboard and a loft hatch to a partially boarded attic.

The bathroom boasts attractive floor and wall tiles and a white three piece suite, to include a P shaped bath with a curved shower screen and shower over, a pedestal wash hand basin and a low level WC.

The property boasts an attractive double frontage with a driveway to the side with off road parking for one vehicle and a single garage.

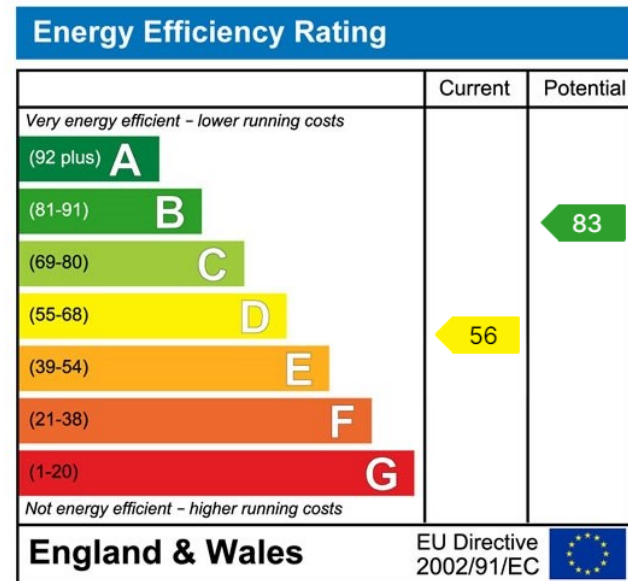
Single garage with an electric roller door, power, lighting and a door to the garden.

The cottage style, tiered and south facing garden is a true sun trap, featuring a gravelled area, a lawn, a host of planted borders, and an area at the top ideal for outdoor entertaining with space for a garden table and chairs. There is also a side door providing access into the garage.





- Entrance/Dining Hall - 3.12m x 3m (10'3" x 9'10")
- Living Room - 3.94m x 3.3m (12'11" x 10'10")
- Kitchen - 3.1m x 2.69m (10'2" x 8'10")
- Utility Room / Guest WC - 2.62m x 1.93m (8'7" x 6'4")
- Conservatory - 5.28m x 1.57m (17'4" x 5'2")
- Main Bedroom - 3.56m x 3.33m (11'8" x 10'11")
- Bedroom Two - 3.1m x 3.02m (10'2" x 9'11")
- Bathroom - 3.05m x 1.55m (10'0" x 5'1")
- Garage - 3m x 5.08m (9'10" x 16'8")
- Cellar - 4.44m x 3.02m (14'7" x 9'11")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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